



C4Ever Ranch



Property Details:

Price : \$1,700,000

Acreage : 640

Address : 53578 Big Sky Lane

City : Prairie City

State : Oregon

County : Grant

Zip Code : 97869

Click [here](#) to go directly to the C4Ever Ranch

SALE PENDING! PRICE REDUCED!! Certificate of Occupancy permitted! Surround yourself with nature at its best! You can C4Ever on this breathtaking 640 acres of sheer beauty with awe inspiring, stunning views that beckon for your new home to be built! Nestled in a high valley with spectacular vistas near the Strawberry Mountains above Prairie City, this is a picturesque, rural community where recreational opportunities meet natural amenities. Offering a unique, outdoor lifestyle with an emphasis on year round recreation, you can enjoy this ambiance with the convenience of small town amenities just minutes away.

The 2800 sq ft shop includes a 40'-x72' work area on concrete floor and a 34'x40' upper loft with 1360 sq. ft. and 3 rooms for leisure quarters. Features walk in tile shower, 2 bathrooms, mud and laundry room, cooking area, 2 septic, prolific 30 GPM domestic well, and electric heat wall units throughout all rooms except for the garage area itself. The wood stove in the shop heats the entire quarters and is exceptionally well-insulated.

There is a spacious patio for outdoor dining with views of the valley, and a pleasing outdoor barbeque area with firepit for nights around the campfire. Splendid views of sunsets and sunrises with stargazing galore. There is simply not a perfect view everywhere you look and you can truly see forever as the ranch namesake reflects this sentiment. This is perfect for entertaining and equally suited for a year round getaway. Ideally situated amidst forest, pasture, ponds and creek, the thoughtful design embraces the rugged landscape while providing the utmost in comfort. Endless wildlife viewing can also be a scene via trail camera or video.

Deer, elk, bear, coyote, turkey and more call this large piece of paradise home. Launch your watercraft from the floating dock where plenty of trout await or take the zipline across the lake-size pond that features solar aerators. Relax on the floating dock with view of the waterfall from the gazebo. Snowmobile or cross country ski on this retreat that provides a unique sense of place where you can be one with nature. Secluded with pristine, natural woods and a multitude of existing access roads to all corners of property, this fishing and hunting ranch is also on one mile of scenic, year-round Dans Creek. Its also a perfect horseback retreat. Hiking, biking and ATV trails await along with mushroom and horn hunting at its finest.

When you have the time, you can also enjoy the fully covered pistol and rifle range with 50 to 100 yard targets set up in a pristine outdoor paradise. This park like setting has good timber management thinning in cooperation with NRSC. This holding borders 1 mile of Malheur National Forest with out the gate access to extensive public lands. There are 2 private access easements plus LOP tags available in Beulah Unit.

Income possibilities include cattle grazing, hunting leases and timber harvest. The ranch is fenced and cross-fenced and boasts marketable timber with Juniper, White Fir, Doug Fir, and Tamarack (Larch). Planted trees by the lake/pond are Aspen, Red Maple, Poplar, and a variety of fruit trees.

The property is zoned MUR and PF. The west 1/4 is MUR so farm zone rules apply. The east 3/4 is primary forest. Timber cruise estimates conservatively 3M board feet.

There are enough acres to apply for a partition and subsequent dwelling requests. Buyer to verify building codes with county.

Cell service/internet via fiber optic cable and satellite TV available. Property is located behind a locked gate with end of the road seclusion. Elevation is 4600-4800.

Buyer Broker to be present at all showings with Buyer to provide prequalification before viewing. Appointment only. Must see to appreciate!

Drone photos and videos compliments of Cliff Smith, FAA Licensed Drone Pilot of Final Approach Drone Videography. Photos provided by seller and Sue Stovall Photography.

640 Acres Grant County GPS 44.486513 X -118.610116		Julie Mansfield Smith Office Phone: (541) 934-2946 Mobile Phone: (541) 519-6891 cuppercreeklandco@gmail.com	Cupper Creek Land Company www.cuppercreeklandcompany.com
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